

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on January 20th, 2015 at 7:00 p.m., in the Council/Court Room in the City Office at 90 West Young Street.

MINUTES

JANUARY 20TH, 2015 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Doug Garfield
MEMBERS	Julie Anderson, Ernie Durrant, Dave Carter, Dorothy Leishman.
EXCUSED	Robert Lynam, David Griffith, Jim Brown.
CITY STAFF	Teresa Shope, Secretary; Steve Garside, City Planner; Tony London, Council Member; Jeff Wardell, Council Member; Ray Little, Mayor.
OTHERS PRESENT	Jon Cannon.
INTRODUCTION	Doug Garfield welcomed all in attendance.

WORK SESSION

DISCUSSION	<p>Presentation-Jon Cannon-Jon Cannon stated he has purchased land on the southeast corner of 125 North 300 East and presented a plan of what he feels would enhance the community. Jon stated that the community is in need of affordable housing and presented a 3 lot subdivision which would consist of approximately 12,000 feet per lot. 20 feet of land would be dedicated to the City to correct the issues currently with 300 East road way. With the dedication of land, the improvement to 300 East would tie into the Master road plan.</p> <p>Steve Garside stated the concept met the minimum size requirements per lot but referred Jon Cannon to the flag lot Ordinance for lot 3. The commission asked if Mr. Cannon would be doing the improvements to 300 East. Jon stated he would like the City to be responsible. City Council members present at meeting stated they would meet with Jon Cannon regarding 300 East.</p> <p>The Commission agreed that the concept would enhance the community and the area. Jon Cannon stated he would move forward by meeting with staff regarding utilities as well as the road way prior to starting the development process.</p> <p>Continuance Amending Fencing/Clear View Ordinance-The Commission has been reviewing the Fencing Ordinance for the past several Planning Commission meetings. Steve Garside was asked to prepare a draft with diagrams amending Ordinance10-10-8 D; Fencing Requirements. At this meeting, the purpose of the continuance of the public hearing amending the Fencing Ordinance is to review the prepared draft for recommendation to the City Council.</p> <p>Ernie Durrant stated that upon doing some research, very seldom did a city charge a fee for the application. The commission discussed the pros and cons of having an administrative fee and concluded the requirement of a processing fee should be eliminated. The purpose of an application is compliance with the Ordinance.</p>
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	<p>Ernie Durrant also stated if the applicant's situation does not fit any of the diagrams, there needs to be an avenue for the applicant such as; an appeal authority for unique situations, Planning Commission for interpretation, etc. Steve Garside indicated there could be language added to accommodate. The members agreed with Mr. Durrant and stated the language should be included.</p> <p>On the amended Ordinance draft, clear view from a driveway set back of 10 feet was written as 20 feet. The Commission along with staff discussed the clear view footage and agreed the clear view should be 10 feet.</p> <p>The Commission discussed some typing corrections as well as minor changes to the diagrams.</p>
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GENERAL SESSION

MINUTES APPROVAL-OCTOBER 21ST, 2014

MOTION	<p>Dave Carter moved to approve minutes of the Planning Commission for November 18th, 2014 with minor changes.</p> <p>Second: Dorothy Leishman</p> <p>Unanimous</p>
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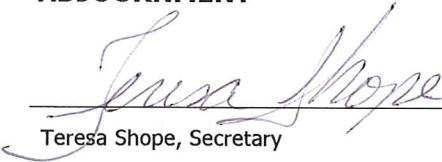
PUBLIC HEARING-ORDINANCE AMENDMENT SECTION 10-10-8D; FENCING REQUIREMENTS

DISCUSSION	<p>Planning Commission Chairman, Doug Garfield opened the meeting for public comment. No public comment.</p> <p>Staff has provided a draft, along with illustrations, designed to reflect the requirements the Commission desires to include in the fencing ordinance for the City. In addition to the provisions regarding fencing, the Commission also desired to recommend to the Council that a permit should be required. Since the purpose of the permit was to be informative, the Commission had originally recommended a nominal fee of \$15.00 and that the permit is retained at the subject property for review by City officials. During the work session, the Commission discussed and concluded that the nominal fee be eliminated.</p> <p>The language requiring the permit would be included in the same section:</p> <p>Prior to the installation or construction of fencing on residentially zoned, residentially used, or commercial property, an application must be submitted to the City for review. If the application is found to be in compliance with the City Code, a permit will be issued. Upon receiving a permit, the fence may be installed. The issued permit must be retained on the premises for which the permit was issued.</p> <p>On the amended Ordinance draft, clear view from a driveway set back of 10 feet was written at 20 feet. The Commission and staff agreed the clear view should be 10 feet. Some minor typing errors need to be corrected prior to submittal to the City Council.</p>
MOTION	<p>Ernie Durrant moved to accept the Ordinance Amendment Section 10-10-8D; Fencing Requirements as drafted with the following changes; That there be no nominal fee for the application, corrections to minor typing errors, clear view from 20ft to 10ft if driveway is at setback of 10 feet, fencing out of durable material, if the application does not fit the Ordinance or staff is not comfortable with approving, the application would be presented to the Planning Commission. That the Ordinance Amendment Section 10-10-8D; fencing requirement be forwarded with a recommendation for approval to the City Council for consideration.</p> <p>Second: Dave Carter</p> <p>Unanimous</p>

**CLOSE
PUBLIC HEARING
ADJOURNMENT**

Dorothy Leishman moved to close the public hearing amending Fencing Ordinance 10-10-8D and adjournment of meeting.
Second: Dave Carter
Unanimous

ADJOURNMENT


Teresa Shope, Secretary

These minutes were approved at the

February 17th, 2015 Meeting.